

# **HISTORIC PRESERVATION COMMISSION**

## **Minutes**

November 8, 2007  
Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, November 8, 2007, in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles. She welcomed all persons present and explained the meeting's purpose and procedures.

The following members were present and introduced: Ronald Fleming, Susan Hurt, Judy Kandl, Kathy Walters, Anne Waters

Absent: Jack Errant, Deborah Johnson, Andrew Pitner

### **Requests for Certificates of Appropriateness**

H-48-07    **106-108 N. Main St.** – Kirk & Arba Knapp, owner;  
**Request:** Change out light fixtures in front of store fronts.

Kirk & Arba Knapp were sworn to give testimony for the request.

Staff presented slides as Mrs. Knapp informed the Commission that they would like to replace 2 non-working light fixtures above the storefront of the building with 2 light fixtures that were found inside the building. She presented the actual fixtures, and pointed out on the slide exactly where they would hang just down from the door. The brass on the fixtures, she said, would match the brass address numbers on the door.

In response to a question from Judy Kandl, Mrs. Knapp testified that the fixtures could accommodate up to a 60-watt bulb.

There was no one present to speak in support or opposition to the request.

Ronald Fleming made the following motion: "I move that the Commission find the following facts concerning Application #H-48-07 – that Kirk & Arba Knapp, owners of 106-108 N. Main St. appeared before the Commission and sought a Certificate of Appropriateness to change out the light fixture in the front of the store fronts; that no one appeared to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features & District Setting – Lighting, pages 61, guidelines 1-3 of the Non-Residential Historic District Design Guidelines; there are no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-48-07 be granted to Kirk & Arba Knapp, owners of 106-108 N. Main St., to make the changes detailed in the application."

Anne Waters seconded the motion. The members present voted AYE except Judy Kandl, who voted NO.

Ms. Kandl explained that she voted no because she thinks the scale is too small for the outside of the building. She said, "I think the character of it is too residential, and is an inappropriate light fixture."

In response to Mrs. Knapp who asked the members for a recommendation, Ms. Kandl suggested that she look around town to see what others are using. She also suggested taking a photograph of the fixture to a local light supply store and request suggestions for an exterior fixture in the appropriate size for hanging at the specified location. She said they would probably need a fixture that is at least twice the size of the one presented.

Mrs. Knapp stated that they would continue to look to see what else is available.

Ronald Fleming, noting that the request was approved, asked if the Knapps would need to come back before the Commission for approval if they chose another fixture.

Janet Gapen stated that if there should be a change that was not too dissimilar from the approved style the new fixture could be handled through the minor works committee.

H-49-07     **310 E. Bank St.** – Jo Linn H. Cash, owner

**Request:**     Replace 3 rear windows and a door; eliminate 1 window on left rear elevation; replace siding on addition with wood siding to match existing siding on house; finish garage roof with boxing and fascia.

Jo Linn Cash and Richard Brown were sworn to give testimony for the request.

Staff presented slides as Ms. Cash pointed out the windows on each end that they would like to replace of the same width but longer. The proposed windows will be wood, matching double hung insulated glass. The existing large center window will be replaced with a bay window of the same size. In response to a question from Kathy Walters, Ms. Cash said the existing windows on the rest of the house are 1/1 wooden windows.

Mr. Brown testified that the windows that will be changed out are basically trailer windows. He stated that they would be replaced with 4/4 windows to match the existing windows that are there; however, 1/1 would be cheaper.

In response to Judy Kandl, Mr. Brown stated that the rear of the house is an addition so the 4/4 windows are not original.

Mr. Brown testified that the existing siding on that addition is Dutch lap siding and will be removed in order to insulate and then replaced with wood lap siding to match the rest of the house.

Mr. Brown explained that the window on the left rear side would be eliminated and the 2 corner windows would be shifted closer to the triple window and become a bay window. In response to a question from Judy Kandl, Ms. Cash said the roof of the bay window would be architectural shingles.

Ms. Kandl informed the Commission that a bay window that does not go all the way to the ground is not typically seen on a historic building.

Kathy Walters commented that they have not traditionally insisted that an addition on the rear of a house be in 100% true character to the original part of the property.

Janet Gapen stated that there should be some similarity of material even though there is a balance between not taking a later addition and trying to make it appear as though it is older. "You should be able to differentiate additions from original construction."

Judy Kandl informed the applicants that the use of true divided light insulated windows would not look the same as anything else on the structure that is original to the house. She said, "it will not match it."

Anne Waters asked if there had been any consideration given to elongating and narrowing the 2 side windows. Mr. Brown said, "They are going to be the same size as the ones on either side of the bay."

In response to a question from Judy Kandl, Mr. Brown said the existing lantern would be used, but if they decided to change they would come back for that approval.

Mr. Brown informed the Commission that a tree fell on the garage and took out the roof that was replaced by the previous owner, but with no fascia boards or soffits. He testified that the original house has decorative Victorian brackets located in the soffits, and he would like to create the same look similar brackets on the garage. He said the brackets would be scaled down to the proportion of the garage.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning Application #H-49-07 – that Jo Linn Cash, owner of 310 E. Bank St. and Richard Brown appeared before the Commission and sought a Certificate of Appropriateness to replace 3 rear windows and a door; eliminate 1 window on left rear elevation; replace siding on the addition with wood siding to match the existing siding on the original house and finish garage roof with boxing and fascia resized appropriately for the size of the structure; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2 – Changes to Buildings – Windows and Doors, pages 16-19, guidelines 1,2,4,5,11,14 and a5, guidelines 1,2,3 and 8 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-49-07 be granted to Jo Linn Cash,

owner of 310 E. Bank St., to make the changes detailed in the application with the following changes agreed to by the applicant: the roof of the bay window on the rear of the addition will be Black architectural shingles, the window replacements on the sides of the bay window will be 2/2, and the rear door will have glass on the top and wood on the bottom similar to the existing door on the upper porch, rather than a 15-light door.”

Anne Waters seconded the motion; all members present voted AYE.

H-50-07     **310 S. Ellis St. – Mr. & Mrs. Edward H. Clement, owner**

**Request:**     Stabilization and enclosure of small back porch and storage area.

Nancy Clement was sworn to give testimony.

Staff presented slides as Mrs. Clement informed the Commission that they would like to stabilize and enclose the existing small back porch and storage area. She stated that the top portion of the sleep porch had started to pull away from the house so some stabilization was already done.

Mrs. Clement testified that they would like to install double hung windows that will match the existing windows – 2 on the north side, 2 on the west side with a door that will match the existing wood door with glass on the bottom, and a dark green glass and metal storm door. The new brick foundation, she said, would be painted identical to the old foundation, and the siding will be replaced and painted to match the existing lemon color. There will be a small shed roof over the steps that go up on both sides and down into the yard. She further testified that the bottom storage area door will match the existing basement furnace room door.

In response to a question from Judy Kandl, Mrs. Clement said the existing railing and the steps would remain as they are. She further testified that the proposed shed roof is needed to keep the rain from blowing up against the house and the pitch will match the roof of the sleeping porch.

Janet Gapen read from guidelines the following statement pertaining to shed roofs. *Shed roofs and the occasional flat roofs are primarily consigned to porches and rear additions.*

In response to a question from the Chair, Mrs. Clement said the porch is very shallow, probably not more than approximately 40 inches.

Jack Thomson, Historic Salisbury Foundation, was sworn to speak in favor of the request. Mr. Thomson informed the Commission that the shed roof, because of the orientation of the steps, is appropriate because of the water that would shed onto the steps causing the need for a guttering system on the back of the house.

There was no one present to speak in opposition to the request.

Susan Hurt made the following motion: “I move that the Commission find the following facts concerning Application #H-50-07 – that Mr. & Mrs. Edward Clement, owners of 310 S. Ellis St. appeared before the Commission and sought a Certificate of Appropriateness to stabilize and enclose a small back porch and storage area; that Jack Thomson appeared before the

Commission to support this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Porches, Entrances, and Balconies, pages 22-23, guidelines 1,2,3,5,6, ,9 and 10 of the Residential Historic District Design Guidelines; there are no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-50-07 be granted to Mr. & Mrs. Edward Clement, owners of 310 S. Ellis St. to make the changes detailed in the application.”

Kathy Walters seconded the motion; all members present voted AYE.

H-51-07    **826 N. Main St.** – Thomas & Mary Craig, owner

**Request:** Black wrought iron fencing of front yard.

Thomas & Mary Craig were sworn to give testimony for the request. Staff presented slides.

Mr. Craig informed the Commission that their hearts have always been set on putting a wrought iron fence with gate around the front of the house facing Main St. He presented the individual sections of the proposed fence and the archway that will be used with it. Mr. Craig testified that there are a lot of items on the fence that match the detail on the gate. The fence and archway would be painted a glossy black.

In response to a question from Anne Lyles, he said the fence would be placed right on the property line. Mrs. Craig stated that they have already talked with the adjoining neighbor about the location.

Ronald Fleming asked what the distance was between the ornamental steps and the archway, Mr. Craig said it would go right up to the steps.

In response to Janet Gapen who asked what the height of the fence would be once installed, Mr. Craig said, “it wouldn’t be any more than 4 ft., I don’t think, once they got it in the ground.”

Susan Hurt commented that the archway looks more like a trellis than a front gate and more like something that would be located in the back or side grounds.

Judy Kandl stated that the individual elements are not as large as the typical elements normally seen on wrought iron fences.

Mr. Craig described the fence and stated that the steel rods are 3/8” with 3/4” wide flat steel curly-cues and a cast iron fennel on top.

Janet Gapen informed the Commission that if they feel that more information is needed on appropriate fencing, the request could be tabled.

Anne Lyles stated that houses in that same period (or decade) often had iron fences. She said, “I think in that sense, it is appropriate.” Kathy Walters said the fact that they are going to paint the fence Black is appropriate.

Janet Gapen referred members to page #58 of the Residential Guidelines to view the diagrams of typical fence patterns.

There was no one present to support or oppose the request.

Susan Hurt stated that her concern is a trellis with plants on it as the front gate. She said, "I would just like to know if that is typical or if there is precedence for it.

Anne Lyles said it is similar to Hall House, even though it is not a trellis.

Anne Waters noted that her neighbors across the street on Steele St. have a picket fence very similar with an archway.

Kathy Walters made the following motion: "I move that the Commission find the following facts concerning Application #H-51-07 – that Thomas and Mary Craig, owners of 826 North Main St. appeared before the Commission and sought a Certificate of Appropriateness to install a Black wrought iron fence in their front yard; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features & District Setting – Fences & Walls, pages 56-57, guidelines 7,9, and 10 of the Residential Historic District Design Guidelines; there were no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-51-07 be granted to Thomas & Mary Craig, owners of 826 North Main St., to make the changes detailed in the application."

Anne Waters seconded the motion; all members present voted AYE.

H-52-07    **302 W. Monroe St.** – Daniel & Laura Almazan, owner

**Request:** Add parking area behind the house off of S. Jackson St.; material will be brick pavers to match the existing patio.

Daniel Almazan was sworn to give testimony for the request. Staff presented slides.

Mr. Almazan stated that his house, which is for sale, has no off-street parking.

He reminded the Commission of the last request that he made for a Certificate of Appropriateness last year did allow for parking in the rear but there was a question of how to get to the rear of the property.

He testified that the proposed area for the 2 spaces is available in the rear where the alley could be utilized, without the need for entrance through the side yard. Brick pavers would be used which would be consistent with the existing pavers in the patio. He stated that off-street parking would allow for the 2 spaces and allow the existing fence in the rear yard to remain as a visual buffer between the rear of the house and the side yard of the adjoining house. The existing curb cut at the alley entrance of S. Jackson St. will be utilized.

In response to a question from Judy Kandl, Mr. Almazan said brick pavers would not be placed on the alley but would start at the property line which would be even with the fence line. He said the brick pavers could be extended to meet the curb-cut using crushed brick in the same coloring as the brick pavers.

Kathy Walters suggested the possibility of 2 lanes of concrete with grass between on either side. However, Mr. Almazan said that may not accomplish what he wants because of the need to turn into the spaces.

In response to a question from Susan Hurt who asked what was inside the existing fence, he said it was just grass and a brick walkway that curves around to meet the patio.

From the slides he pointed out the existing gate. He further testified that he could either leave the gate which could still work with the original walkway or eliminate the gate. An existing tree would need to be removed. The cars, he said, would enter in from S. Jackson St. through the alley and make a turn straight into the yard to the parking spaces.

The alley, he said, is 9 ft. wide, which caused Judy Kandl to question whether or not there would be room enough to come in, turn, straighten out and then turn. She stated that she would be inclined to vote “no” to the request because of the percentage of the yard space being used as a parking lot. Susan Hurt and Kathy Walters agreed.

Anne Waters asked if he had considered the possibility of only one parking space. He said, “no.”

Mr. Almazan said in response to a question from the Chair that the width of the driveway is wide enough to accommodate 2 cars side by side but the driveway is not wide to accommodate both of them turning in at the same time.

Kathy Walters stated that a clearer site plan was needed. She said, “We cannot see the back yard; better drawings are needed.”

There was no one present to speak in support or opposition to the request.

Kathy Walters then made the following motion: “I move that that the Commission defer Application #H-52-07 to the December meeting asking that we have clearer scaled drawings, further information, visuals of the existing back yard, a plan for a single parking pad and one with a double parking pad.”

Ronald Fleming seconded the motion; all members present voted AYE.

H-53-07    **201 W. Fisher St. – Rowan Public Library-Rowan County, owner;**  
Jeff Hall, applicant

**Request:** Replacement of copper downspouts (which have been stolen) with a coated aluminum material which is the same color inside and out as copper that has weathered.

Jeff Hall, Director, Rowan Public Library, was sworn to give testimony for the request.

Staff presented slides as Mr. Hall informed the Commission that he would like to request the option to replace the library's copper downspouts that are continually being stolen with a coated aluminum product that has the same shape and size but aluminum rather than copper and less attractive to thieves. He testified that he has had more than 12 downspouts stolen within the last month.

He presented samples of aged copper to examine the color differences in comparison with the aluminum product. He stated that it is coated on the inside and outside so that it would attach to the copper guttering without any type of interaction between the two.

He informed the Commission that the 1951 building has smaller downspouts than the 1988 building.

In response to Judy Kandl who asked if all the downspouts had been stolen, Mr. Hall said the majority on the 1951 building have been stolen. He said he would replace only what has been stolen. He said in areas where only a portion was stolen, he would not mix the metals but rather replace with copper so that it would be harmonious.

Judy Kandl noted that although both buildings are in the historic district, they are not historical buildings.

Kathy Walters agreed and said it is not realistic to expect a government body to continue to try to be historically authentic in materials when it becomes cost prohibited. She said although they would be establishing a precedent she believes that the fact that it is a non-contributing structure makes the difference.

Anne Lyles said she could see being consistent on the newest building with the aluminum guttering and trying to maintain the copper on the old building.

Judy Kandl suggested that copper from one building be salvaged to replace the other in order to not have a mismatch of metals. Mr. Hall agreed, saying, "I would like to balance that out as well." Commission members also agreed.

There was no one present to speak in support or opposition to the request.

Susan Hurt made the following motion: "I move that the Commission find the following facts concerning Application #H-53-07 – that Jeff Hall, applicant for Rowan County, owner of 201 W. Fisher St., appeared before the Commission and sought a Certificate of Appropriateness to replace stolen copper downspouts with a coated aluminum material, the same color inside and out as weathered copper; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2.4.5 – Changes to Buildings – Architectural Metals, pages 35-37, guidelines 1-4 of the Non-Residential Historic District Design Guidelines;

mitigating factors include that the building has 2 main parts- one built in 1951 and another built in 1988 and according a survey the building is non-contributing, though compatible, to the historic district and the copper downspouts at issue were not typically expected as a defining architectural characteristic of the period the buildings were built, therefore, I further move that a Certificate of Appropriateness for Application #H-53-07 be granted to Jeff Hall, applicant for Rowan County, owner of 201 W. Fisher St., to make the changes detailed in the application with the following change agreed to by the applicant – that because portions of the gutter system are being replaced, the replacements will take place so that whole downspouts and joints are of the same material on a given side of building.”

Kathy Walter seconded the motion; all members voted AYE.

### **Committee reports**

Minor works: There were no questions relative to the submitted minor works.

### **Other Business**

#### Incentive Grants

Janet Gapen informed the Commission that owners of the following addresses were awarded incentive grants:

- 826 N. Main St.
- 616 W. Council St.
- 219 S. Fulton St.
- 221 S. Long St.
- 434 S. Fulton St.
- 700 S. Fulton St.
- 310 E. Bank St.
- 228 S. Ellis St.
- 414 W. Bank St.
- 229 W. Bank St.
- 220 S. Fulton St.

#### Changes to Guidelines

Janet Gapen informed the Commission that the committee is close to completion of the changes and will be ready to make a presentation soon.

#### Orientation Session

Janet Gapen stated that the orientation session is scheduled for Thursday, December 6<sup>th</sup>. The tentative agenda is as follows:

- Process & Procedures
- Policy Issues & Updates
- Designation of New Local Districts
- Proposed Land Development Ordinance

She asked members who have suggestions for other items they would like to discuss to contact her.

## **Minutes**

The October minutes were approved as submitted following a motion from Kathy Walters, seconded by Ronald Fleming; all members voted AYE.

## **Adjournment**

There being no other business to come before the Commission, the meeting was adjourned at 7:30 p.m. following a motion from Kathy Walters, seconded by Judy Kandler; all members voted AYE.

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Anne Lyles, Chairperson

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Judy Jordan, Secretary